

Staff Summary Report



Development Review Commission Date: 05/08/07

Agenda Item Number: __5__

SUBJECT: a public meeting for a Development Plan Review for BASELINE RETAIL located at 2005 West Baseline Road.

DOCUMENT NAME: DRCr_BaselineRetail_050807

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

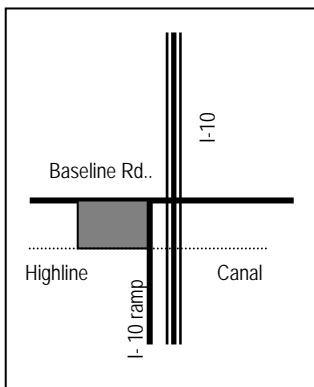
COMMENTS: Request for **BASELINE RETAIL (PL060581)** (Steven Craig Cooper, South Mountain Resort Properties No. 1 Limited Partnership, owner; Chris Fergis, Fergis & Harding, Inc., applicant) consists of a one story, 10,000 s.f. retail/restaurant building on 1.593 acres in the Commercial Shopping and Service District. The request includes the following:

DPR07053 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 - 36).

ADDITIONAL INFO:



Gross/Net site area	1.593 acres (69,408 s.f.)
Building area	10,000 s.f. (7,000 s.f. retail + 3,000 restaurant s.f.)
Lot Coverage	14 % (50 % maximum allowed)
Building Height	+/- 31.13 ft. (35 ft maximum allowed)
Building setbacks	+/- 111.48' front (E), 85.92' street-side (N), 44.54' side (S), 52.94' rear (W) (min. 20', 20', 0', 0')
Landscaped area	34 % (15 % minimum required)
Vehicle Parking	80 spaces (64 min. spaces req'd., 80 max. allowed)
Bicycle Parking	6 spaces (6 minimum bike spaces required)

The applicant is before the Commission requesting approval of a retail and restaurant facility with attendant site and landscape improvements. The site consists of two adjoining parcels and is currently vacant with the exception of an existing bill board in the southeast corner.

A neighborhood meeting is not required with this request.

CONTENTS:

1. List of Attachments
2. Comments / Reasons for Approval
- 3.-8. Conditions of Approval
9. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

- A. Location Map
- B. Aerial Photo
- C. Design Narrative
- D. A.D.O.T. letter, dated 4/2/07, indicating approval of 2005 W. Baseline Driveway proposal
- E. Conceptual Grading and Drainage Plan
- F. Architectural Site Plan
- G. Project Data
- H. Floor Plan
- I. Sections
- J. North and West Elevations
- K. South and East Elevations
- L. Landscape Plan
- M. Irrigation Plan
- N. Color Elevations (2 pages)

COMMENTS:

Project Analysis

The applicant is requesting an approval for a speculative retail and restaurant building. The site is in western Tempe on the very busy Baseline Road corridor. With I-10 entrance and exits at this location, this is a high traffic area and a major connection between Tempe and Phoenix. Baseline is to the north, the I-10 freeway is to the east and the Highline Canal is to the south. The Pointe South Mountain resort (in Phoenix) is on the south side of the Highline Canal. The foundation of an auto repair facility was once located immediately to the west (now overflow parking), Aunt Chilada's Restaurant is to the west of this facility, and the Baseline entrance drive to the Point South Mountain is on the west of Aunt Chilada's. The remnant of a citrus orchard is also sandwiched in between the Aunt Chilada's and the resort entrance, which, along with the repair shop site, are vestiges of the farms and services of a bygone era.

The site is two vacant parcels which are now commonly owned. In 2003 the developer proposed a temporary (unpaved, non-striped, non-illuminated) surface parking lot on the site while plans for a permanent development were being formulated. This temporary lot was not constructed (see History).

The narrow (50' wide) parcel at the western edge of the site has historically been a U.S.A. "fee" parcel and contains an open irrigation ditch. The irrigation ditch and concrete headwalls will be replaced with a 24" buried pipeline as part of this development. Staff has conditioned the combination and recordation of the parcels in a re-plat as part of the completion of this development. The property line between the two parcels does not interfere with the building layout but it does isolate a portion of the proposed site parking.

Both parcels include trees along their edges, typically at the Baseline and Price on-ramp frontages, but also along the irrigation ditch. The main area of the site and the location of the proposed driveway are cleared. Staff has conditioned preservation of the existing frontage landscape, including that installed by the Arizona Department of Transportation adjacent to the I-10 access.

The main parcel features a bill board structure in the south east corner. The origin of the bill board is obscure but history search indicates the structure pre-dates the enactment of Ordinance 808, which first prohibited erection of new bill boards in the City. A perpetual easement has been granted to the bill board owner. Staff does not condition any modification to the bill board; the bill board is separate and incidental to the development and belongs spatially to the freeway. Aunt Chilada's currently advertises on the bill board.

The architecture of the proposed building contains Roman elements (simple, symmetrical form, pitched tile central roof, three step cornice and repetitive detailing on the frieze). Inserted into this Roman motif are segmental arched bays with a window wall fitted into each bay. The east and west elevations are a mirror of each other. Similarly, with minor modifications, the north and south elevations almost mirror each other. As a response to the climate the glazed elements are reflective, which is incongruous with a retail / restaurant facility. The exterior plaster surfaces are two colors, with beige field and medium (mocha) brown for all the raised plaster accents. The concrete tile roof adds a terra cotta color to the palette.

The developer has received permission from the Arizona Department of Transportation for the location of the site driveway. Public Works/Engineering has not allowed the driveway in the Baseline/Wendler intersection due to traffic congestion on Baseline, so the driveway entrance is right in, right out only. Governmental clearance for this driveway is critical to the development of the property.

Staff recommends approval of this retail/restaurant facility, subject to the following Development Plan Conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A DESIGN CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THE BULLET ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **May 8, 2008** or Development Plan approval will expire.
 2. The site is two parcels. Since the property line to the west of the building cuts through a number of parking spaces, these cannot be counted for either parcel, even with a parking covenant and agreement between the two parcels. Prepare a Preliminary and Final Subdivision Plat to remove the common property line and combine the two parcels. Put the document into proper engineered format with appropriate signature blanks. Process the Subdivision Plat through Development Review Commission and City Council. After the approval, record with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before one year from the date of City Council approval. The City Council approval will lapse in there is no recordation within one year of approval. Record the Subdivision Plat prior to issuance of building permit.
- Verify all comments by the Public Works Department, Development Services Department, Police Department and Fire Department given on the Preliminary Site Plan Reviews dated **September 22, 2006** and **March 28, 2007**. Direct questions related to specific comments to the appropriate department. Coordinate modifications with concerned parties during building plan check process. Planning staff reviews construction documents as part of the building plan check process to ensure consistency with the Development Plan approval.
 - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. As applicable, have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
 - The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
 - If required prior to Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department (Derek_pittam@tempe.gov) to be included in the "Operation Notification" crime prevention program. The Police Department may require a Security Plan, depending upon the businesses that occupy the building. Contact the Police Department as the use becomes known.
 - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the design team be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov, to 'Tempe in Touch', to 'Government', to 'Documents' and to 'Zoning and Development Code', or purchased at Development Services.

- Standard Details:
 - Tempe Standard “T” details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard “DS” details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

3. Coordinate layout of landscape, grading and drainage plans with the updated architectural site plan.
 4. Relocate underground retention structure so it is not under a parking lot landscape island. Place structure clear of the island so there is not a conflict with tree roots.
 5. Provide site screen walls, refuse enclosure, fence pilasters and monument sign base of exposed split face concrete masonry units. Provide masonry stain finish that compliments the color of the building.
 6. Provide access control between south of site and the Highline Canal bank consisting of a continuous minimum 6'-0" high steel vertical picket fence. Design picket fence panels to inhibit climbing. Extend fence from the southwest to the southeast property corner. Support fence panels with exposed split face masonry pilasters, where pilasters at a minimum are positioned at 20'-0" on center. Match finish masonry pilasters to other site masonry.
 7. Coordinate proposed retaining wall near base of bill board (see Grading and Drainage Plan) with access requirement indicated in bill board agreement.
 8. Remove existing chain link fence if on site. Do not disturb chain link fence in A.D.O.T. right of way or in other off-site location.
 9. Provide an outdoor patio on site to accommodate smoking patrons of an anticipated restaurant use. Provide location for the patio that enhances site activity support as outlined in the Police Department Report included with the Preliminary site Plan review, dated September 22, 2006. Indicate area of patio and parking ratio for patio in the parking calculation portion of Project Data.
 10. Paving:
 - a. Extend the driveway unit paving from the sidewalk bypass to the south edge of the landscape islands flanking the driveway. Indicate the type of unit paving proposed for the driveway.
 - b. Provide integral color concrete paving on site, including at accessible walkway to Baseline sidewalk and at disabled parking space drive aisles.
 - c. Provide a designed location for an exterior patio that is reflected on the site and landscape plans.
 11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 12. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the coloring of the building. Do not paint over instructional or warning decals on the equipment boxes.
- Ensure fire lane has at least a 20'-0" horizontal width and a 14'-0" vertical clearance from the paving surface to the underside of adjacent tree canopies, cables or any other projecting element. Continue to indicate the outline of the fire lane on the site plan. Layout of fire lane is subject to approval of the Fire Department (jim_walker@tempe.gov).
 - Obtain Public Works Department approval for utility easement dedications, curb, gutter, sidewalk,

driveway and off-site improvements, sewer and water utility and storm water retention plans.

- Underground utilities requirement excludes high-voltage transmission line. Coordinate site layout with utility providers to provide adequate access easements.
- Clearly indicate property lines and the dimensional relation of the building to the property lines.
- Verify location of easements or other property restrictions and ensure no conflict exists between easements and the site layout or foundation design.
- Provide 8'-0" wide public sidewalk along Baseline Road (an arterial roadway), or as required by Traffic Engineering Design Criteria and Standard Details.
- Verify capacity of existing sewer and water infrastructure for proposed restaurant. Contact Water Utilities Department (tom_ankeney@tempe.gov).
- Clearly identify City of Tempe, Salt River Project and A.D.O.T. right of way limits.
- Construct walls, pad and bollards for refuse enclosure in conformance with Standard Detail DS-116.
- Driveways:
 - Construct driveway with disabled sidewalk bypass in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at driveway and at the southeast property corner on the site and landscape plans. Identify speed limit for Baseline Road at the site frontage. Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - Layout of bike parking is acceptable. Provide bike parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans

13. Restroom Security:

- a. Lights in public restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Provide a key bypass on the exterior side of single user restroom door hardware.
 - c. Verify if retail and restaurant share public restroom facilities.
- Identify restaurant kitchen location. Indicate location of grease trap for kitchen on site plan and coordinate with landscape and grading and drainage plans.
 - Service Door Security: equip service and exit doors (except to rarely accessed equipment rooms) with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from

the bottom to the center of the glazing.

Building Elevations:

14. Provide main colors and materials with a light reflectance value of 75 percent or less. Provide paint chips of the proposed "Frazee" Walnut Wash and Mocha Brown colors proposed for the building. The "Eagle" Sunset Blend concrete roof tile is approved. Submit any additions or modifications for review during building plan check. During construction, planning inspection staff field verifies colors and materials.
15. Doors and Windows:
 - a. Use low-e glass in the window wall system.
 - b. Identify the reflectivity in the glazing and verify the glazing system has some transparency from exterior to interior. This feature will enhance activity support as outlined in the Police Report, dated September 22, 2007.
 - c. Provide bronze anodized aluminum frames to relate to the coloring of the exterior plaster.
16. Design roof and parapet to fully conceal anticipated restaurant as well as retail mechanical equipment.
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
19. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
21. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of building from top of curb along front (Price Road on-ramp) of property, as indicated.

LIGHTING:

22. Illuminate entrances continuously from dusk to dawn.
23. Incorporate exterior lighting into underside of segmental arches in the four building elevations.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan."

Landscape

24. Inventory the existing trees, palms and other plants at the perimeter of the site and indicate these by species on the landscape plan. Take care to preserve the trees onsite, including at the base of the bill board, along the canal and in the adjacent Baseline frontage. Expand site landscape work description to include husbandry of these trees throughout construction period. Prune the trees of low-lying branches and otherwise prune lightly to shape each tree. If any tree or plant on-site or in the adjacent frontage is proposed for demolition and is on the State Agricultural Department native/protected list, prepare a separate plant inventory plan and file the plan with the State Agricultural Department along with a State Notice of Intent to Clear Land (www.agricultural.state.us). Copy the City of Tempe with these documents during building plan check.

25. Do not disturb existing off site palms, other plant material and irrigation system to the east of this development in the A.D.O.T. on-ramp frontage. Indicate location and species of these existing plants on the landscape plan. Do not propose landscape or irrigation extension into the A.D.O.T. right of way.
26. Coordinate tree, shrub and groundcover placement at the northeast site corner with the contour of the proposed retention basin in this area.
27. For entrance palms, provide *Washingtonia robusta* of minimum 20'-0" brown trunk instead of minimum 16'-0" brown trunk as proposed.
28. Provide one cultivar of thornless mesquite on the site, rather than two. Select an alternate tree specimen for the trio of 36" box installation trees at the northeast site corner.
29. Provide a canopy tree in each required parking lot landscape island, including the islands that also have entrance palms. Provide minimum 24" box installation for each landscape island canopy tree.
30. Provide two canopy trees at the large landscape island at the northeast corner of the building, rather than one.
31. Reduce the quantity of *Lantana montevidensis* and *Carissa grandiflora* 'Green Carpet' groundcovers. Substitute hardy (frost resistant) groundcovers for one-half of the proposed quantity of these plants.
32. Remove Project Data and Building Code Data from the landscape plan.
33. Irrigation notes:
 - a. Provide a separate dedicated landscape water meter (as indicated). Do not cross-connect domestic and irrigation water supply.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing or inside the building.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller is inside the building. Conceal the conduit if the controller is mounted outside.
 - f. Repair existing irrigation system in the adjacent A.D.O.T. public right of ways where damaged by work of this project. Provide temporary irrigation to existing A.D.O.T. landscape for period of time that irrigation system is out of repair. Do not permanently provide irrigation to A.D.O.T. landscape.
34. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
35. Top dress planting areas with a 2" thick decomposed granite application. Match color of decomposed granite in neighboring A.D.O.T. installation. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage:

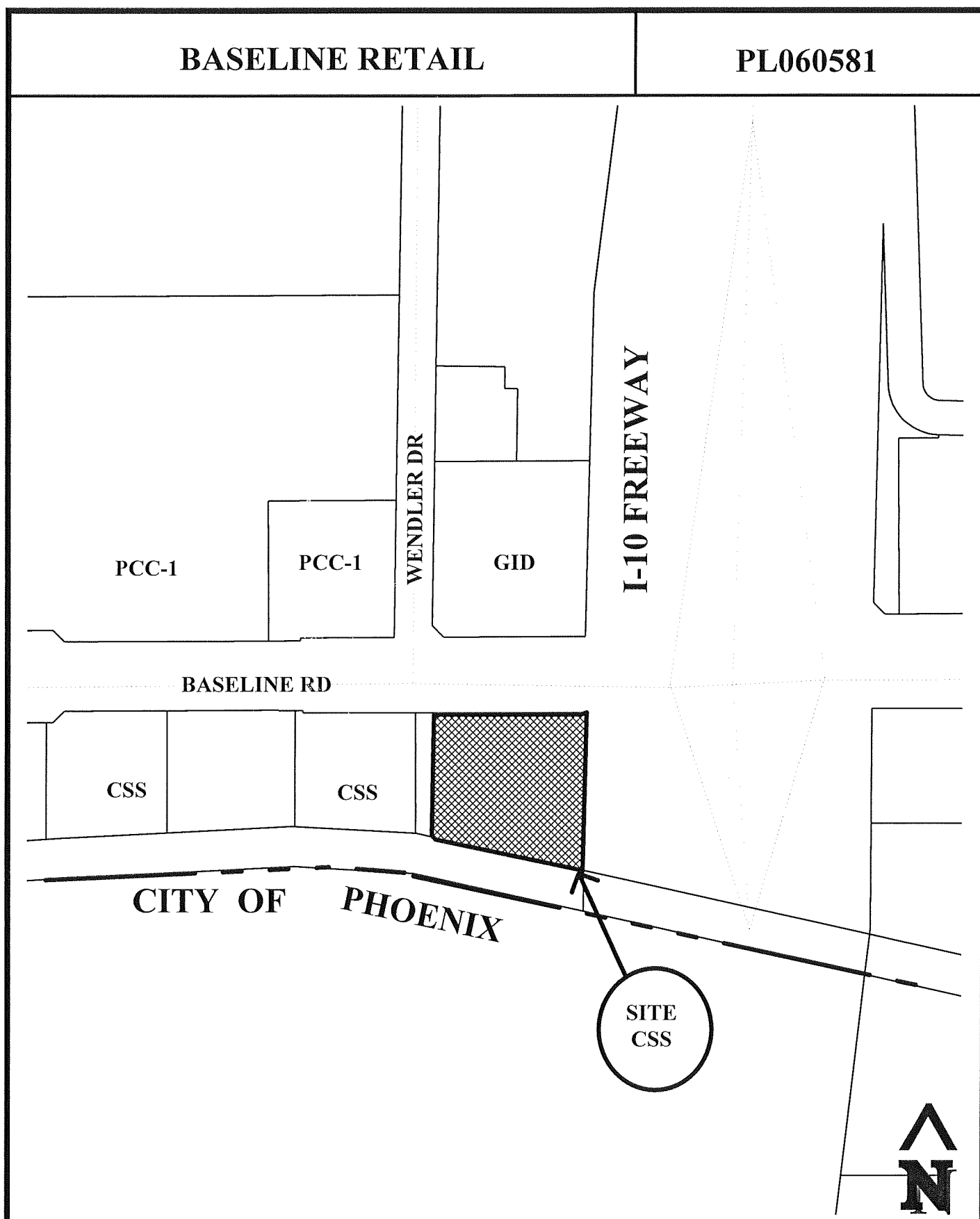
36. Provide one address sign on each side of the masonry base of the monument sign and three address signs on the building. Locate one address on the west, north and south elevations. Conform to the following guidelines for address signs on the building and at the base of the monument sign:
- a. Halo illuminate the building and monument address signs.
 - b. Provide street number only, not the street name.
 - c. Compose of 12" high, individual mount, metal reverse pan channel characters.
 - d. Adjust locations so sign is unobstructed by trees, vines, etc.
 - e. Do not affix another number or a letter that might be mistaken for the address number.
- Follow requirements of ZDC Sec. 4-903 (A) for address sign illumination and background contrast requirements.
 - Obtain sign permit for any building mount or monument identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Follow ZDC Part 4 Chapter 9 with the design of the signs.

HISTORY & FACTS:

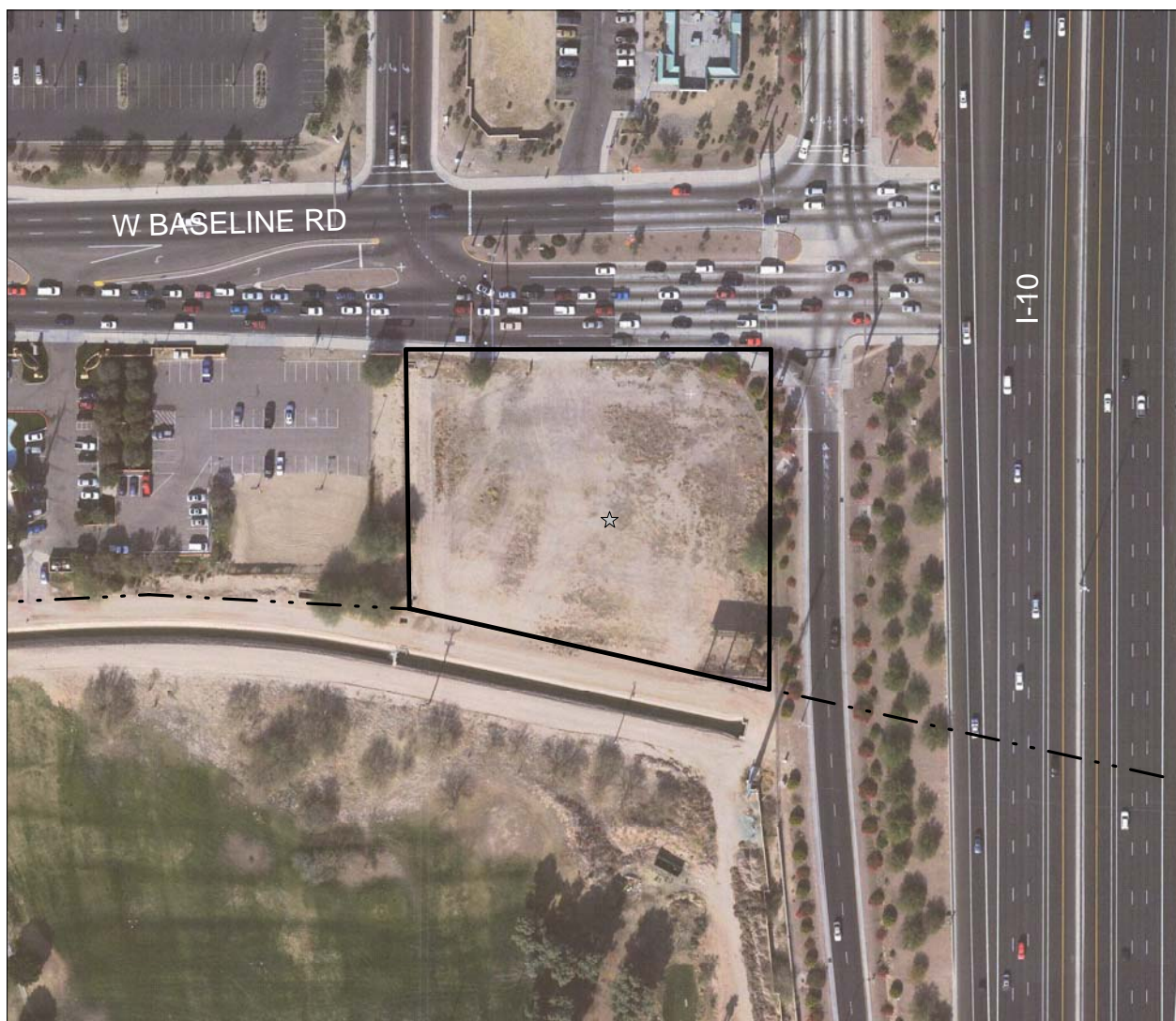
- 1981 Gosnell Development Purchased this site.
- April 28, 1982 The Board of Adjustment approved the request by Gosnell Development Corporation for the following advertising monument signs for the Pointe South Mountain. The sign sites are at 2005 and 2035 West Baseline Road in the C-2 General Commercial District. The governing document is Ordinance 808.
- a. Variance to allow three center identification signs (two are allowed per Ordinance 808)
 - b. Variance to allow three center identification signs on the same street frontage (one is allowed per Ordinance 808).
- Note: the center identification sign was not constructed on 2005 West Baseline.
- May 15, 2001 A Grant of Perpetual Easements (I-10 & Baseline) is made as of the 15th day of May, 2001, by LRON, L.L.C., an Arizona limited liability company in favor of ELLER MEDIA COMPANY, a Delaware corporation. Note: this is for the use of outdoor advertising sign structure at the southeast corner of the site.
- April 24, 2003 The Board of Adjustment took the following action regarding the request by Fergis and Harding Inc. (on behalf of Mr. Steve Cooper) for a Temporary Parking Lot at 2005 West Baseline road in the C-1, Neighborhood Commercial District.
- a. Variance to waive all required landscaping at the beginning and end of each row of parking – denied.
 - b. Variance to waive all parking lot landscape islands – denied.
 - c. Variance to waive required parking lot paving and striping – denied.
 - d. Variance to waive all required parking lot lighting – denied.
 - e. Variance to allow a driveway within 100 ft. of an intersection – approved.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



BASELINE BUILDING (PL060581)

Design Narrative

Baseline Retail Tempe, AZ

Baseline Retail is a one-story building on a +/-1.582 acre site at the southwest corner of Baseline Rd. and I-10 Eastbound onramp in Tempe, Arizona. The one-story building will be approximately 10,000 s.f. 7000 s.f. is designated for retail use and 3000 s.f. for restaurant. There will be no outside dining/ seating. Exact tenant uses/ occupancies are unknown at this time. Construction type is concrete block, steel-frame interior walls, and wood roof trusses. A concrete tile roof and varying stucco textures and colors complement the architectural style of the surrounding area.

If you have any questions or require additional information, please contact me at 602-279-1693.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'CEF'.Handwritten initials 'R.A.' in black ink.

Chris E. Fergis, R.A.
Fergis & Harding, Inc.



Arizona Department of Transportation

Intermodal Transportation Division

Phoenix Maintenance District

2140 W. Hilton Avenue PM00

Phoenix, Arizona 85009

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 2, 2007

Fergis and Harding, Inc.
7227 N. 16th Street, Suite 212
Phoenix, AZ 85020

Re: Baseline Retail (SW corner Baseline Road and EB-I-10 on ramp, Tempe)

Mr. Fergis,

We have received the drawing of your proposed turn out on the above referenced location.

Please inform the City of Tempe that ADOT approved the proposed site. Then you can proceed for the detailed design.

Please call me at (602)712-7193 if you have any questions.

Sincerely,

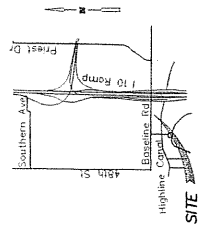
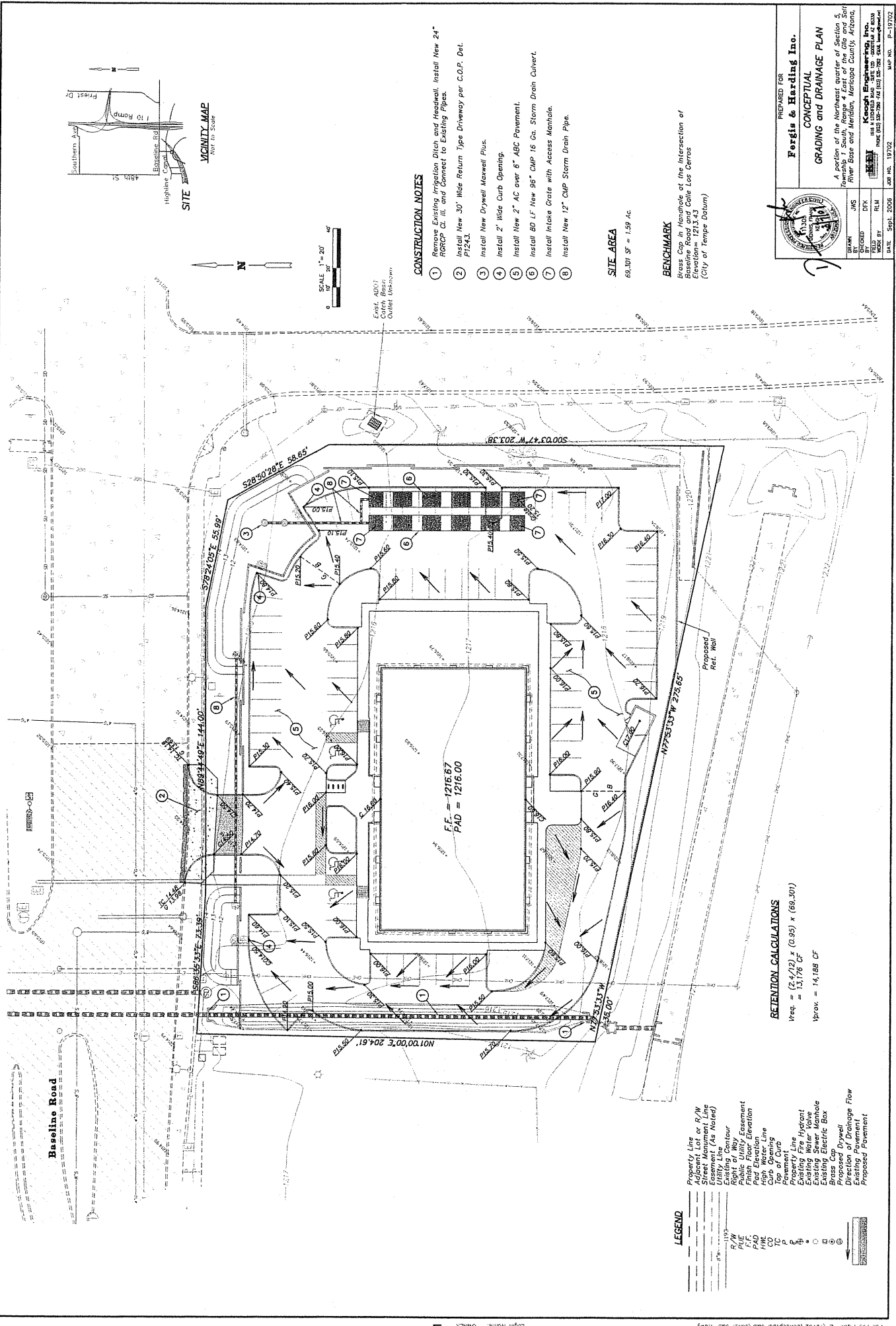
George Chin

ADOT Phoenix Regional Traffic Engineer

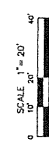
cc: Dan Lance
Tim Wolfe



2001 Award Recipient



VICINITY MAP
NOT TO SCALE



EXIST. ASPH
CULVERT
OUTLET UNKNOWN

CONSTRUCTION NOTES

- 1 Remove Existing Irrigation Ditch and Headwall. Install New 24" RORCP CL. III. and Connect to Existing Pipes.
- 2 Install New 30" Wide Return Type Driveway per C.O.P. Det. P124L.
- 3 Install New Drywell Maxwell Plus.
- 4 Install 2" Wide Curb Opening.
- 5 Install New 2" AC over 6" ABC Pavement.
- 6 Install 80 LF New 96" CIP 16 Ga. Storm Drain Culvert.
- 7 Install Inlets Grate with Access Manhole.
- 8 Install New 12" CIP Storm Drain Pipe.

SITE AREA
68,301 SF = 1.59 Ac

BENCHMARK

Brass Cap in Handhole at the Intersection of
Baseline Road and Cole Los Carros
Elevation = 1213.43
(City of Tempe Datum)

RETENTION CALCULATIONS

$$V_{req} = (2.4/12) \times (0.95) \times (68,301)$$

$$V_{req} = 13,176 \text{ CF}$$

$$V_{prov} = 14,188 \text{ CF}$$

LEGEND

- Property Line
- Adjacent Lot or R/W
- Street Monument Line
- Utility Line (As Noted)
- Existing Contour
- Public Utility Easement
- Finish Floor Elevation
- Final Elevation
- Highway Right-of-Way
- Curb Opening
- Top of Curb
- Property Line
- Existing Fire Hydrant
- Existing Storm Manhole
- Existing Electric Box
- Brass Cap
- Proposed Driveway
- Disposal of Drainage Flow
- Existing Pavement
- Proposed Pavement

PREPARED FOR
Fergie & Harding, Inc.
CONCEPTUAL
GRADING and DRAINAGE PLAN

A portion of the Northwest quarter of Section 5,
Township 1 South, Range 4 East of the Gila and Salt
River Base and Meridian, Maricopa County, Arizona.

Keech Engineering, Inc.
1000 N. GILBERT AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
TEL: (602) 944-1234 FAX: (602) 944-5678
WWW.KEECH-ENG.COM

DESIGNED BY	JMS
CHECKED BY	DFK
DATE	Sept. 2008
MAP NO.	P-19702

WENDLER RD.

BASELINE RD. WESTBOUND

BASELINE RD. EASTBOUND

CENTER OF R.O.M.

CURB CUT ALLOWED BY
A.D.O.T. AS PER GEORGE CHN.
SEE ATTACHED LETTER

33'x33' VISIBILITY TRIANGLE

UNIT PAVERS TO
20'-0" FROM BACK
OF SIDEWALK

33'x33' VISIBILITY TRIANGLE

CONTEXT
PHOTO ID'S

LANDSCAPE

CONTEXT
PHOTO ID'S

RETENTION AREA

LANDSCAPE
566 s.f.

INTERSTATE 10 ACCESS

CENTER OF R.O.M.

PROPOSED 1-STORY BUILDING
10,000 S.F.

NORTH BRANCH HIGHLINE CANAL

TEMP CITY LIMITS

TRASH

LANDSCAPE BUFFER

TEMP CITY LIMITS

SERVICE ACCESS
TO BILLBOARD

BILLBOARD EASEMENT

BILLBOARD

CONTEXT
PHOTO ID'S

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

1" = 20'
0 20 40
feet



PROJECT DATA

SUBMITTED BY: FERGIS AND HARDING, INC.
 7227 N. 16th STREET SUITE #212
 PHOENIX, AZ 85020
 (602) 279-1693 FAX (602) 264-2383

PROJECT NAME: BASELINE

PROJECT LOCATION: 2005 W. BASELINE RD.
 TEMPE, ARIZONA

PROPOSED USE: RETAIL

LEGAL DESCRIPTION A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY SEE ATTACHED.

ARCHITECT: FERGIS AND HARDING, INC.
 7227 N. 16th STREET SUITE #212
 PHOENIX, AZ 85020
 (602) 279-1693 FAX (602) 264-2383

SITE AREA: 68,932 S.F. (1.582 ACRES)

BUILDING AREA: 10,000 S.F. (7000 S.F. RETAIL, 3000 S.F. RESTAURANT)

PARKING REQUIRED: 1 SPACE PER 300 S.F. (RETAIL)
 = 24 SPACES (7000 / 300 = 23.33)
 1 SPACE PER 75 S.F. INDOOR RESTAURANT
 (NO OUTDOOR SEATING)
 = 40 SPACES (3000 / 75 = 40)
 64 X 125% OF MINIMUM = 80 MAXIMUM ALLOWED

PARKING PROVIDED: 80 SPACES
 76 STANDARD SPACES + 4 ACCESSIBLE SPACES

%MAX. LOT COVERAGE: 50%

% LOT COVERAGE: 10,000 / 68,932 S.F. = 14.5%

MIN. LANDSCAPE COVERAGE: 15%

LANDSCAPE COVERAGE: 23,785 S.F. / 68,932 S.F. = 34.5%

PARKING LANDSCAPE AREA REQ'D: 10% OF PAVED AREA
 PAVED AREA = 36,059 S.F.

% PARKING LANDSCAPE COVERAGE: 4,292 S.F. / 36,059 S.F. = 11.9%
 (AREAS INCLUDED IN PARKING CALC'S. HAVE S.F. NOTED ON PLAN)

GENERAL PLAN: MIXED USE

ZONING: CSS

BUILDING HEIGHT ALLOWED: 35'-0" MAX.

BUILDING HEIGHT PROVIDED: 29'-10 1/2"

OF STORIES: ONE

TYPE OF CONSTRUCTION: V-B

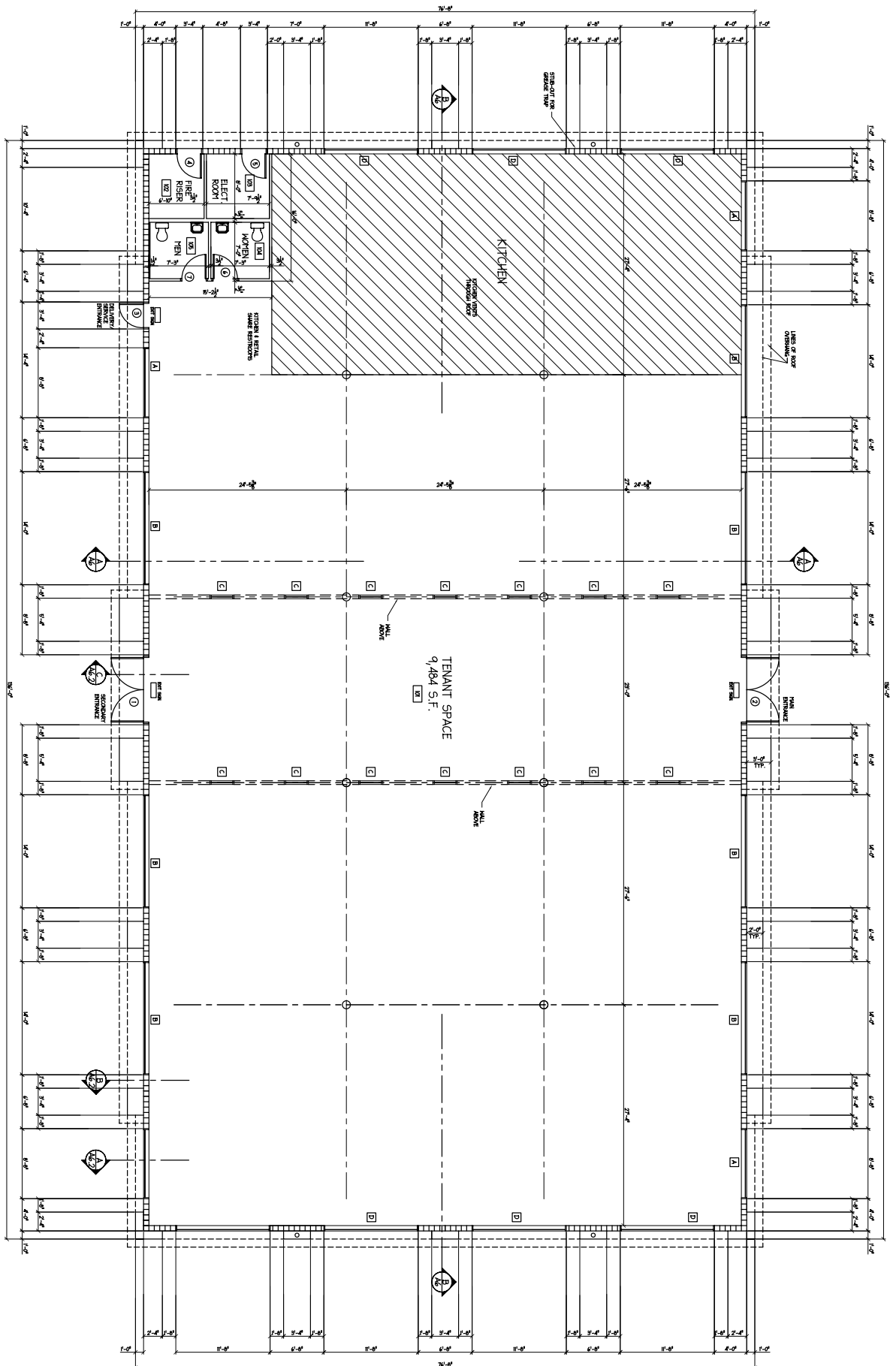
SPRINKLERED: YES

SETBACKS REQUIRED: FRONT: 0'-0"
 SIDES: 0'-0" STREET 0'-0" NON-STREET
 REAR: 10'-0"

SETBACKS REQUIRED: FRONT: 11'-5 3/4"
 SIDES: 85'-11" STREET 44'-6 1/2" NON-STREET
 REAR: 50'-7 3/4"

BICYCLE PARKING REQUIRED: 1 SPACE PER 3000 S.F. (RETAIL)
 7000 S.F. / 3000 = 3 SPACES REQUIRED
 1 SPACE PER 1000 S.F. (RESTAURANT)
 3000 S.F. / 1000 = 3 SPACES REQUIRED

BICYCLE PARKING PROVIDED: 6 SPACES



FLOOR PLAN

SCALE: 3/16" = 1'



A2

SHEET:

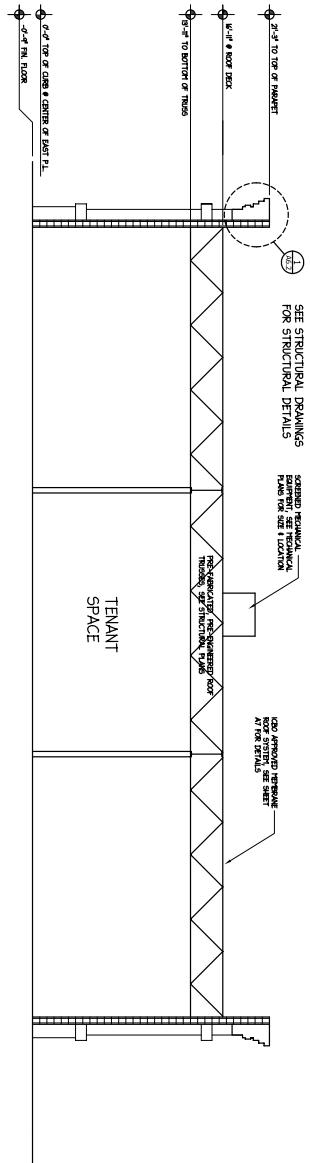
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PROJECT: 04013
DATE: APRIL 04, 2007

REVISIONS:

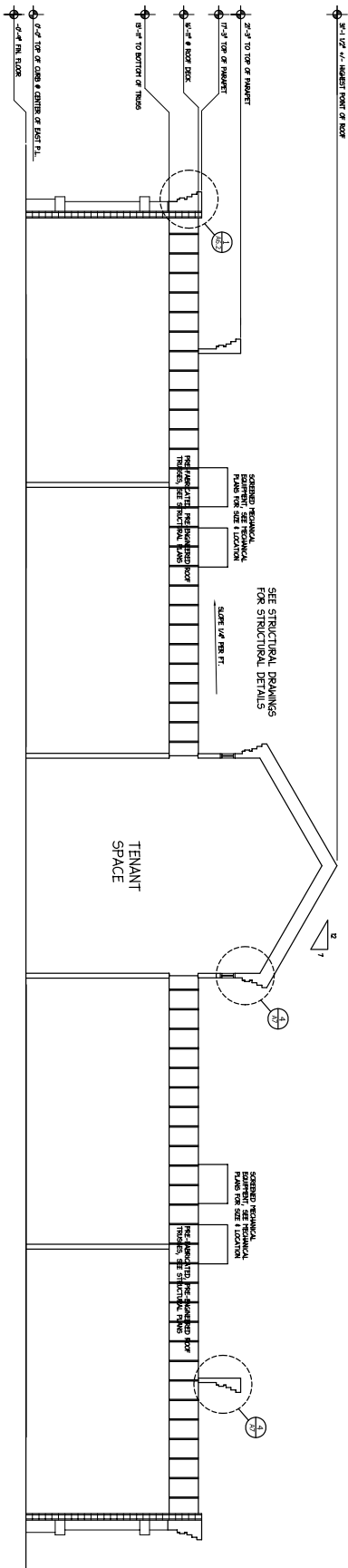
BASELINE



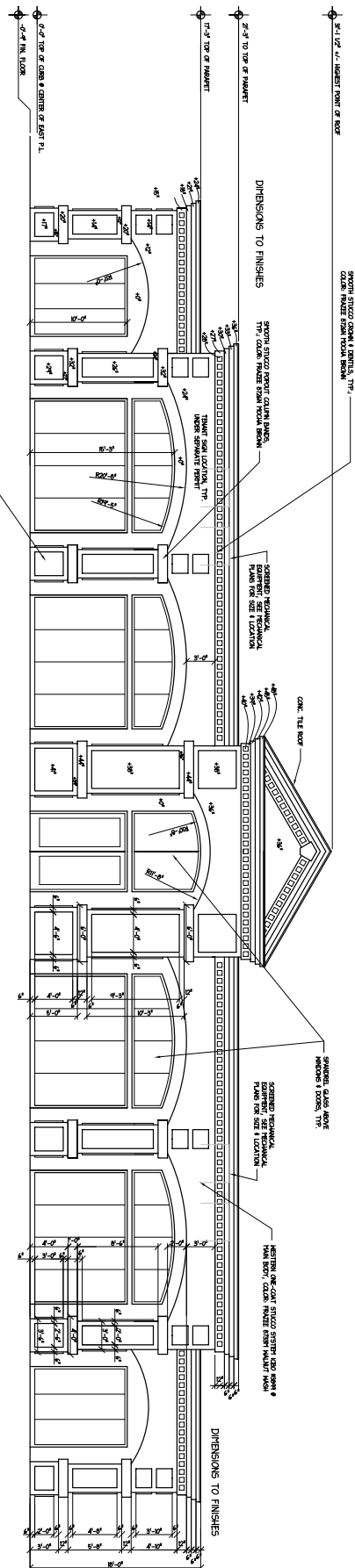
FERGIS & HARDING, INC.
7227 N. 16TH STREET #212
PHOENIX, AZ 85020
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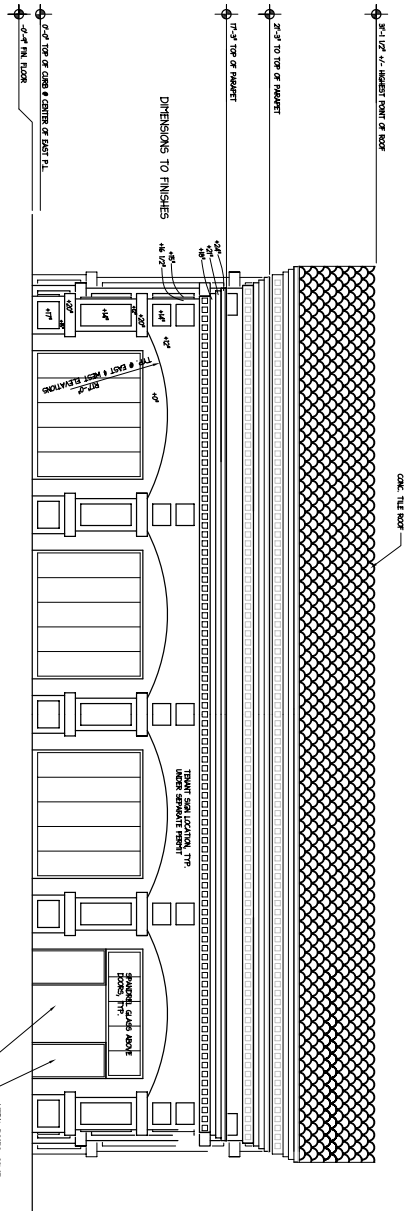
BUILDING SECTION
SCALE: 3/16" = 1'
A-A



BUILDING SECTION
SCALE: 3/16" = 1'
B-B



NORTH ELEVATION
SCALE: 3/16" = 1'



WEST ELEVATION
SCALE: 3/16" = 1'

A5.1

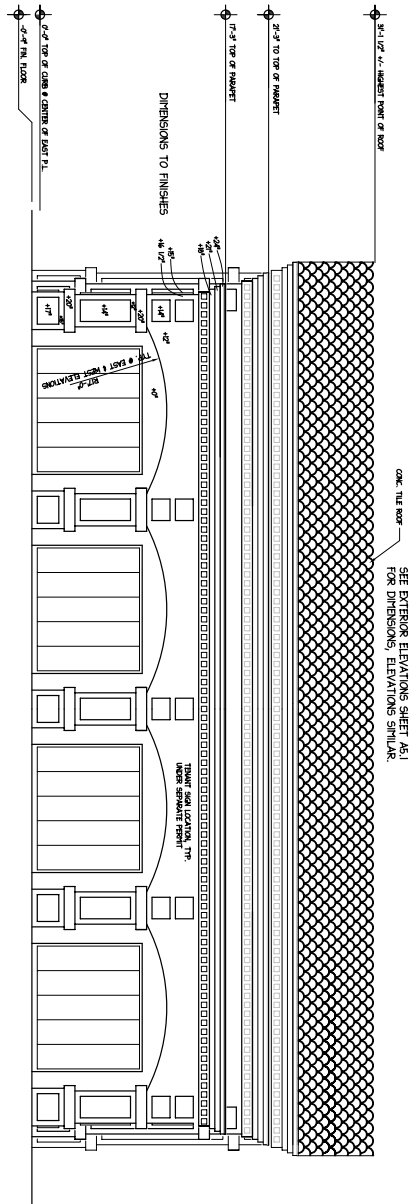
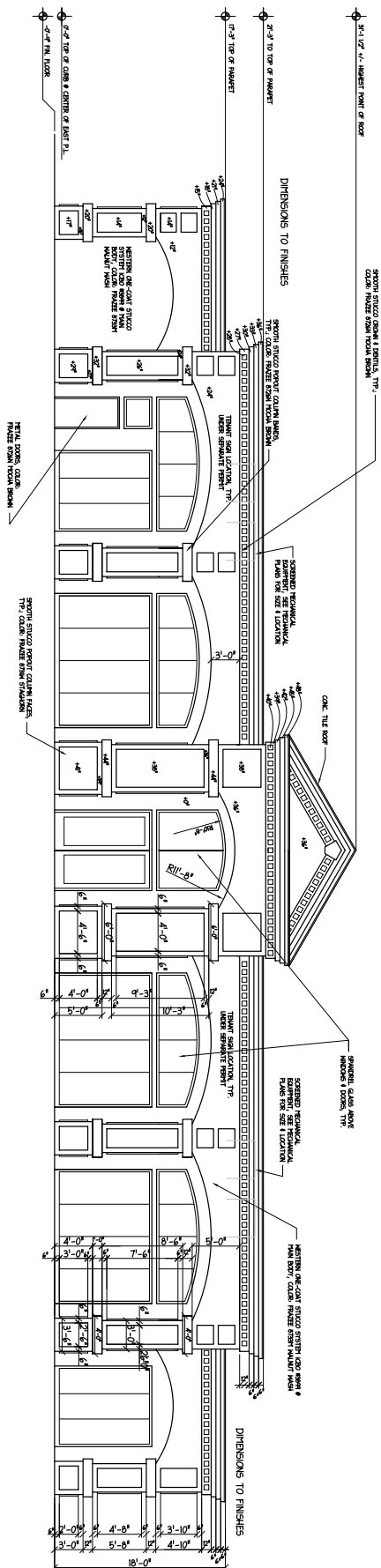
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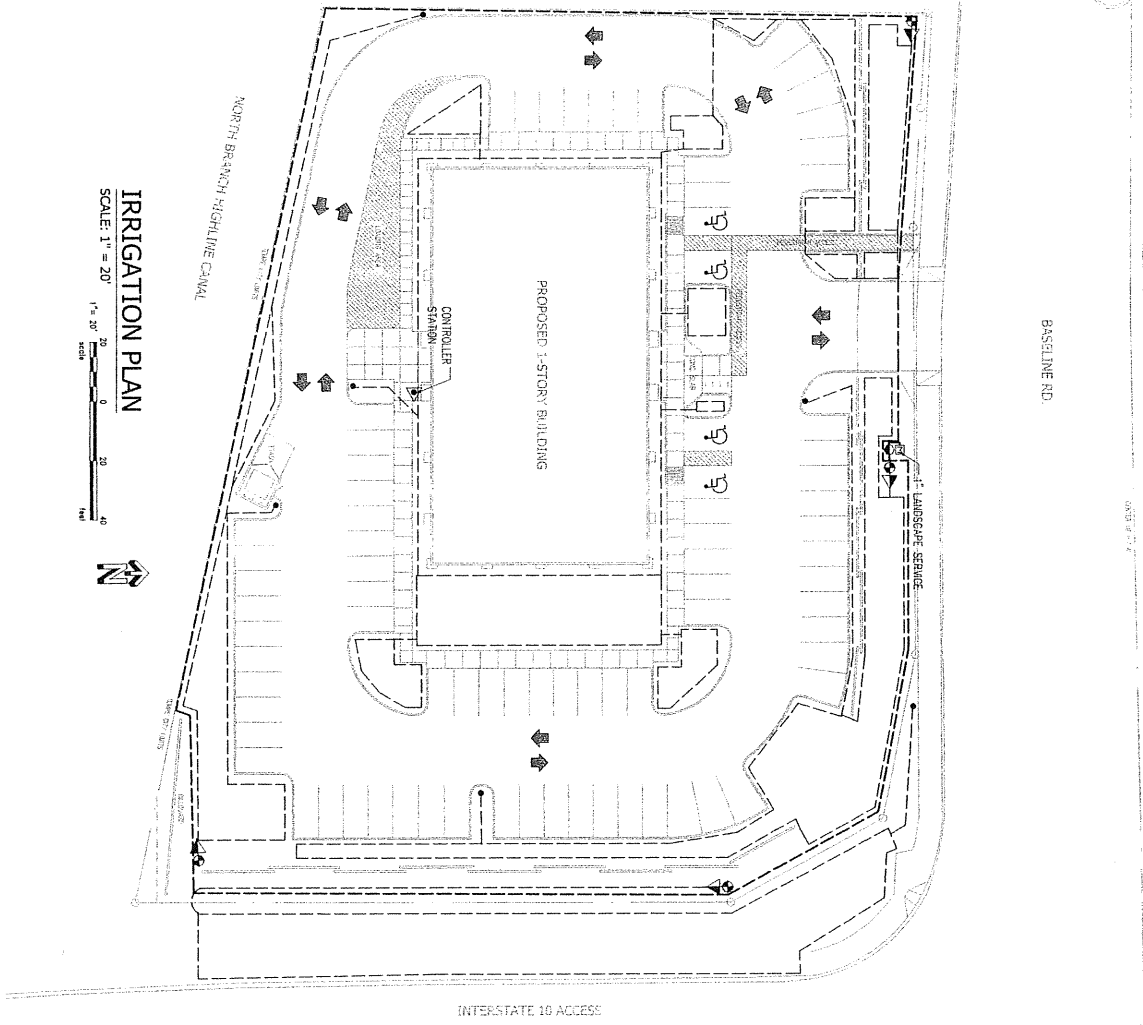
TITLE: EXTERIOR ELEVATIONS
PROJECT: 04013
DATE: APRIL 04, 2007

REVISIONS:
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BASELINE

F&H FERGIS & HARDING, INC.
7227 N. 16TH STREET #212
PHOENIX, AZ 85020
PHONE: (602) 279-1693
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IRRIGATION LEGEND

- 1" LANDSCAPE METER
- FEEDO 825-YA-1" R.P. ASSY.
- HARBO 700-1" CONTROL VALVE
- SPRINGER PUG-4" PRESSURE REGULATOR W/ AQ PRODUCTS "Y" STRAINER
- IRRIGOL MC PLUS 8 STATION CONTROLLER (POWER PER GENERAL CONTRACTOR)
- BOWSMITH ML-210 EMITTER
- BOWSMITH SL-210 EMITTER
- CLASS 200-1" MAINLINE
- CLASS 200-3/4" LATERAL LINE
- AQ PRODUCTS SELF FLUSHING ENDCAP
- SCH 40 PVC SLITTEE
- 2" AT MAINLINE
- 2" AT LATERAL LINE

CLARITY NOTE:

FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN. VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE. FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

MAIN LINE	4" SCH. 40 PVC
DRIP LATERAL	2" SCH. 40 PVC
TURF LATERAL	3" SCH. 40 PVC
EMITTER SCHEDULE	PLANT SIZE
GA. PER HR.	EMITTER SIZE

36" BOX	6	(1) ML-210
24" BOX	4	(1) ML-210
15 GALLON	4	(1) ML-210
5 GALLON	1	(1) SL-210
1 GALLON	1	(1) SL-210

NOTES:

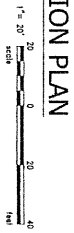
EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS. VERIFY PRIOR TO BID. THE IRRIGATION CONTRACTOR MAY SUBSTITUTE (1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT.

PIPE SCHEDULE

PIPE SIZE	PIPE CLASS
1/2"	315
3/4"	0-5
1"	6-10
1 1/4"	11-15
1 1/2"	16-25
2"	26-35
2 1/2"	36-

IRRIGATION PLAN

SCALE: 1" = 20'



PROJECT/ CASE #SPR05013
SECTION: 5-5 ZONING: C-1
ADDRESS: 2005 W. BASELINE RD.



T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTS
1121 East Massman Avenue, Suite 210
Phoenix, Arizona 85026
(602) 265-0320
(602) 265-0320
FAX: (602) 265-0320

SHEET: L2

TITLE: IRRIGATION PLAN
PROJECT: 04013
DATE: JANUARY 18, 2005

REVISIONS:

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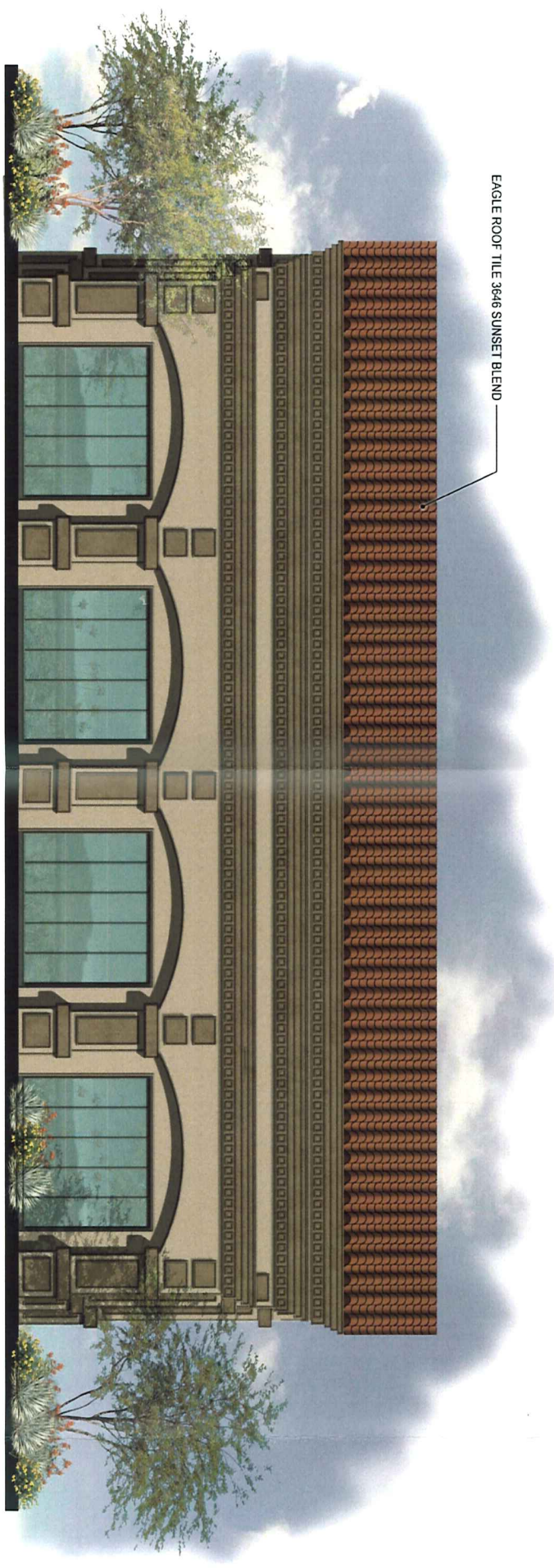
T.J. McQUEEN & ASSOCIATES, INC.
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PHOENIX, AZ 85020
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SOUTH ELEVATION
SCALE: 3/16" = 1'



EAST ELEVATION
SCALE: 3/16" = 1'

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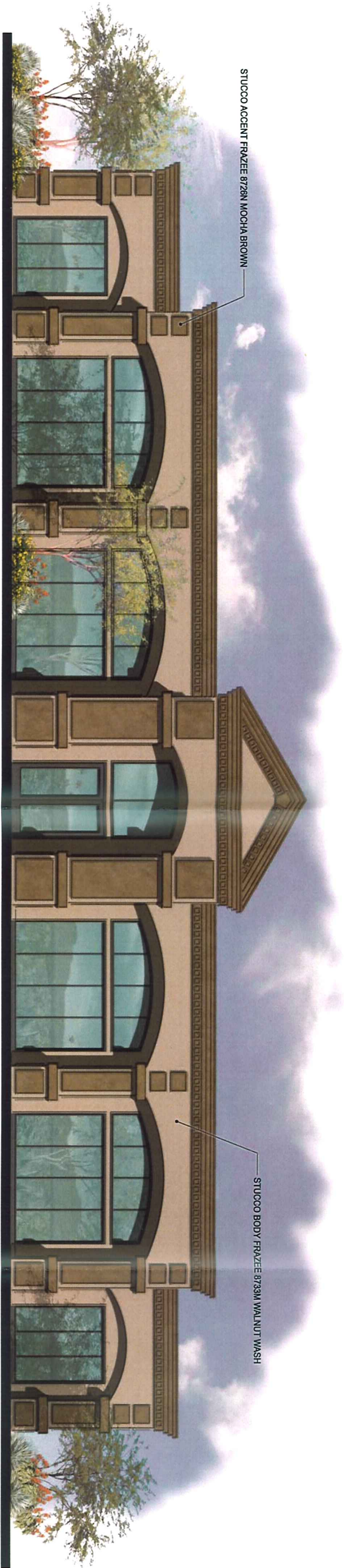
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FERGIS & HARDING, INC.
7227 N. 16th STREET #212
PHOENIX, AZ 85020
PHONE: (602) 279-1693
FAX: (602) 264-2383

TITLE: EXTERIOR ELEVATIONS
PROJECT: 04013
DATE: January 19, 2007

SHEET:
A5.2



NORTH ELEVATION
SCALE: 3/16" = 1'



WEST ELEVATION
SCALE: 3/16" = 1'